

CHAPTER 18-C

OGDEN VALLEY ARCHITECTURAL, LANDSCAPE AND SCREENING STANDARDS

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18C-1. Purpose and Intent:

The purpose and intent of the Architectural, Landscape and Screening Design Standards is to preserve the rural, mountainous landscape that exists in the Ogden Valley, and also accommodate new growth in commercial and industrial uses. The design Standards include the following specific purposes:

- A. Provide for commercial, industrial development that is aesthetically pleasing and compatible with the rural nature and natural setting of the Ogden Valley.
 - B. Provide a variety of colors, textures and forms in the environment that blend together in a harmonious manner.
 - C. Protect and preserve the appearance, character and public health, safety and welfare of the Ogden Valley.
 - D. Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
 - E. Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views and reduce heating and cooling costs.
 - F. Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the adverse effects of large expanses of paving.
 - G. Promote the efficient use of water and conservation of natural resources.
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18C-2. Definitions:

In interpreting the provisions hereof, and clarifying words, terms, phrases or parts thereof, the definitions provided in Chapter 1, Section 1-6 of this ordinance and the following definitions shall apply:

- A. **Earth-tone Colors:** Non-bright colors representing natural, earth colors and values, including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.
- B. **Awning/Canopy:** Generally considered to be external window or door coverings having arched, domed, rounded or flat forms that are mounted above the window or door and extend beyond the structure facade. Some awning types, particularly canvas, may be retractable.

- C. Hedge: A single or multi-row arrangement of continuous shrubs, designed to act as a screen or buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or informal, variety of species, irregular spacing, maintenance specific to the shrubs used.
- D. Landscaping: Improvements made to enhance the appearance of the land by planting, grading, and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs, ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles, sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking and roads is not included.
- E. Marquee: A permanent canopy, usually made of metal and glass, projecting over an entrance to a building or extending along and projecting beyond the building's facade and generally designed and constructed to provide protection against the weather.
- F. Mowstrip: Divider material used to separate turf grass from other landscape types, often made of wood, concrete, brick, plastic or metal.
- G. Mulch: Organic or inorganic matter used as a landscape covering over bare earth. Organic matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.
- H. Parkway: If curb and gutter is present, it is the area within the public right-of-way which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the edge of pavement and the property line.
- I. Shrubs: Self-supporting, woody plant species without a trunk.
- J. Trees: Self-supporting woody plants having a trunk and canopy.
- K. Vines: Woody and herbaceous plants that generally grow by rambling over the ground or climbing on some structure for support.
- L. Yurt: A yurt is a circular structure not more than 35 feet in diameter with a maximum building height of 20 feet, that consists of a fabric cover, tension band. And wood frame that includes a lattice wall, radial rafters, and a framed door. 2006-20

18C-3. Applicability:

The Architectural, Landscape and Screening Design Standards, as set forth in this ordinance, shall apply to all commercial, industrial, manufacturing, public or quasi-public uses. It shall apply to multi-family dwellings of three (3) or more units, including townhouses, condominiums, apartments and Bed and Breakfast Inns. Single family residential use and its approved accessory uses, agricultural uses, parking or vehicular uses which are under, on or within buildings, and parking areas serving single-family and duplex uses shall be exempt. 2003-6

Yurts are exempt from the requirements of 18C-4B, but shall meet all other requirements of Chapter 18C. Yurts shall only be allowed in zones wherein their use is provided for as a Conditional Use in accordance with Chapter 22 C. 2006-20

18C-4. Minimum Standards - Architectural

The following Architectural Design Standards shall apply to exteriors of new and remodeled structures in the Ogden Valley area unless exempted in Section 18C-3 of this ordinance.

- A. Color: External surfaces shall be predominantly natural, muted earth tones. White may be used as an accent color. Contrasting accent colors may be allowed by the Planning Commission. The roof of an addition to an existing structure, when matching existing colors, shall be exempt.
- B. Exposed fronts and street sides of buildings: Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMU's shall not be considered acceptable materials unless it is specially colored and textured. Vinyl and/or aluminum siding shall not be acceptable.
- C. Glass: Use of glass for displays and to allow visual access to interior spaces shall be allowed. Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
- D. Exposed Metal: Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.
- E. Awning and Canopies: Awnings and canopies shall not be backlit or used for signage.
- F. Metal Windows: Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.
- G. Colored architectural elevations, colored signage plans and landscape plans shall be included with all Site Plan submittals.
- H. Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than fifty (50) feet are avoided.

18C-5. Minimum Standards and Guidelines - General Landscaping

- A. All commercial sites shall have a minimum of twenty (20) percent of the total lot area landscaped and a minimum of eighty (80) percent of the landscaping shall be living plant materials.
- B. All commercial sites shall provide a planting area, excluding sidewalk, of at least fifteen (15) feet in width along front and side property lines adjacent to street rights-of-way within the project limits. Side and rear property lines not adjacent to street rights-of-way shall have a planting area of not less than eight (8) feet in width.
- C. A maximum of fifty (50) percent of the total landscaped area shall be planted in turf grass.
- D. A minimum planting area of at least ten (10) feet in width shall be provided between any parking lot or sidewalk and the front of the building. Minimum planting areas of at least five (5) feet in width shall be provided along the sides and rear of the building except where service areas, docks and entrance points are located.
- E. All parkways shall be landscaped with a native grass mixture that is low growing. Manual or automatic irrigation of parkway landscaping shall also be required. Irrigation equipment shall be located outside of the parkway. Parkway landscaping shall not be included in the total area and turf grass percentage requirements listed in A and C of Section 18C-5 of this ordinance.

- F. All areas within the site which are not occupied by the primary and accessory uses, structures or parking areas, shall also be landscaped. This includes future expansion areas for either building or parking.

- G. All elements of the Landscape Plan, including planting, irrigation, screening, and paving shall be installed as approved. If landscaping improvements are not to be completed until after the occupancy of the primary building, a financial guarantee, not to exceed one (1) year, shall be posted and approved by the County Attorney and the County Commissioners.

- H. Plant Material:
 - 1. Quality: Plant materials used in conformance with the provisions of this ordinance shall be healthy and vigorous.

 - 2. Size: Plant sizes at the time of installation shall be as follows:
 - a. Deciduous trees: All deciduous trees shall have a minimum trunk size of two (2) inches caliper
 - b. Evergreen trees: All evergreen trees shall have a minimum height of six (6) feet.
 - c. Shrubs: All woody shrubs shall have a minimum height or spread of eighteen (18) inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five (5) gallon containers will generally comply with this standard.
 - d. Vines: All vines shall be five (5) gallon size minimum unless otherwise specified.
 - e. Groundcovers: Areas in which groundcovers are specified in lieu of turf grass, in whole or in part, shall be planted densely enough such that the area will develop reasonably full and even coverage within two (2) growing seasons after planting.
 - f. Turf Grass: Turf grass species shall be hardy to the Ogden Valley and be of the type normally specified for this area. Turf may be planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage of turf within one (1) growing season after planting. Turf areas where erosion is expected to occur under normal conditions, such as drainage swales and/or slopes greater than 30%, shall be planted exclusively with sod.

 - 3. Selection: Plants used in conformance with the provisions of this Chapter shall be hardy and capable of withstanding the extremes of individual site microclimates typical of Ogden Valley. The use of drought tolerant and native plants is preferred within areas appropriate to site conditions.

 - 4. Installation: All plant materials shall be installed in accordance with the current professional planting procedures.

 - 5. Irrigation: All landscaped areas containing living plant material shall be provided with either a manual or automatic irrigation system.

- I. Maintenance:
 - 1. Responsibility: The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials on the site. Each owner is also responsible for maintenance of the parkway in front or to the side of the property.

 - 2. Materials: All plant materials shall be maintained in good condition so as to present a health, neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant material, refuse and/or debris.

3. Replacement: All dead or removed plants shall be replaced with the same type and size of plant material as originally specified on the approved landscape plan. No substitutions shall be allowed without prior approval of the Planning Commission Staff, whose decisions are appealable to the Planning Commission. Replacement shall be made within thirty (30) days of the plant's demise or removal. In cases where the thirty day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.
 4. Fences, walls and hedges: Fences, walls and hedges shall be maintained in good repair.
 5. Irrigation Systems: Irrigation systems shall be maintained in good operating condition to promote water conservation.
- J. Design Guidelines:
1. Scale: The scale and nature of landscaping materials shall be appropriate to the size of the structures to be landscaped. Large buildings should generally be complemented by larger plants and planting beds.
 2. Selection: Plants shall be selected for form, texture, color, habit and adaptability to local conditions.
 3. Evergreens: Evergreen plant materials shall be incorporated into the landscape to provide some year round structure and enhance screening and buffering.
 4. Softening: Plants shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect and add variety.
 5. Mulch: Planting beds may be mulched with bark chips, decorative stone or similar materials. Mulch shall not be used as a substitute for plant material.
 6. Water Conservation: All irrigation systems shall be designed for efficient use of water. Use of qualified professional irrigation designers is recommended.
 7. Energy Conservation: Placement of plant materials shall be designed to reduce the energy requirements for heating and cooling of the development. Summer shade and blocking of winter winds should be considered.
 8. Berming: Earth berms and existing topographic features should be incorporated into the proposed landscape where appropriate to enhance screening and provide variety in the ground plane.
 9. Trails: Landscape and site design shall encourage pedestrian access and where applicable, accommodate condition of public pathways.
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18C-6. Minimum Standards - Off street Parking

- A. All off-street parking areas or other vehicular use areas which are twenty (20) feet or closer to any street right-of-way shall have a continuous landscape area between the edge of parking and the right-of-way. The minimum width of this landscape area shall be fifteen (15) feet. The minimum landscaping shall consist of the following:
1. Trees shall be planted and spaced at the equivalent of one (1) tree per fifty (50) lineal feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two (2) inch caliper.
 2. In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along one hundred (100) percent of the length of the landscaped area. Shrubs used shall not be less than eighteen (18) inches and not more than forty-eight (48) inches in height at maturity. The remainder of the planting area shall be landscaped with turf grass or groundcovers.
 3. A fence, permanent screen, or wall may also be installed within the landscaping area; however, the non-living screening device shall not exceed four (4) feet in height, and shall not replace the plant material requirement. The minimum plantings specified shall be installed on the street side of the screen. Additional plant materials may be planted on the parking area side of the screen.

- B. Off-street parking or other vehicular use areas which are further than twenty (20) feet from any street right-of-way shall also have a continuous landscape area between the edge of parking and the right-of-way. The minimum landscaping shall consist of the following:
1. Trees shall be planted and spaced at the equivalent of one (1) tree per fifty (50) linear feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two (2) inch caliper.
 2. Earthen berms shall be constructed along the landscape area to provide some screening. Berm height may be continuous along the entire length, or vary somewhat to create variety. However, a maximum height of three (3) feet shall be maintained for at least seventy-five (75) percent of the entire length of the landscape area.
 3. In addition to trees, the landscape area shall be planted with low shrubs, groundcovers, or turf grass. The total combined height of earthen berms and plant materials, excluding trees, shall not exceed forty-eight (48) inches. Planting schemes which minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged. The limit of fifty (50) percent of the total site landscaping being turf grass shall still be applicable.
- C. Parking areas within twelve (12) feet of a side or rear lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border or hedge planted along one hundred (100) percent of the length of the landscaped area. The minimum width of this landscape area shall be eight (8) feet as specified in this ordinance. Shrubs used shall not be less than three (3) feet in height at maturity. Combinations of shrubs and permanent fences or screens may also be considered by the Planning Commission.
- D. Necessary access ways from the public right-of-way through the continuous landscape area to the parking or other vehicular use areas shall be permitted. The width of said access ways, measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is present) may be subtracted from the overall linear dimension used to determine the number of required trees.
- E. All property lying between the right-of-way and the off-street parking area, including the required landscaped area, shall be landscaped with turf grass, shrubs and/or groundcovers.
- F. Landscape exceptions:
- A. Existing hedges may be used to satisfy this landscaping requirement, provided they meet the specified requirements of this ordinance.
 - B. Areas where the clear sight distance regulations of this ordinance apply
- G. Parking areas having more than fifteen (15) spaces shall be required to provide interior landscaping within the boundaries of the parking lot or area that meets the following criteria:
- A. A minimum of five (5) percent of the interior area shall be landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb or edge of pavement shall not be included as interior landscaping.
 - B. Interior parking area shall be calculated by adding the total area of all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and drop-off or service zones and their accompanying driveway aisles.
 - C. Each separate interior landscaped area shall contain a minimum of one hundred twenty (120) square feet and shall have a minimum dimension of five (5) feet as measured from back of curb to back of curb, or from edge of pavement to edge of pavement.
 - D. Landscaped areas shall be dispersed throughout the parking area to effectively break up the expanse of paving.
 - E. Landscape treatment shall consist of one (1) tree per each one hundred twenty (120) square feet of the minimum required interior landscape area. A minimum of fifty (50) percent of the ground plane shall be planted with shrubs or groundcovers at the appropriate density to achieve complete coverage within two (2) years. Mature shrub or groundcover height shall not exceed four (4) feet as measured from the parking surface. Interior landscaped areas shall be protected by some type of permanent barriers.

18C-7. Minimum Standards - Screening and Buffering

- A. Screening Device Materials:
 - 1. A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone. Chain-link fencing shall not be allowed. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a non-reflective finish. This color shall be approved along with other colors during the Site Plan Review or Conditional Use Permit.
 - 2. A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended where practicable.
- B. Parking areas shall be screened or buffered from view along all street rights-of-way or along any property line which is contiguous to a residential use or zoning district, or along those separated by an alley, as specified in this ordinance.
- C. The side and rear screens or buffers of parking areas, whether plant material or non-living device, shall be a minimum of size (6) feet in height as measured from the parking surface. The first twenty-five feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not exceed four (4) feet in height.
- D. Loading, delivery and service docks or bays shall be located in the rear or side yards of the property and shall be screened from view from the street right-of-way by a screening device at least six (6) feet in height.
- E. Mechanical equipment, whether roof or ground mounted shall be screened from street and residential district view by a screening device.
- F. Trash dumpsters;
 - 1. Trash dumpsters shall be located in an area shown on the approved Site Plan. Specific approval of this item is required.
 - 2. All trash dumpsters shall be screened from street or public view by a six (6) foot screening device on three (3) sides. The fourth side shall be a gate constructed of opaque materials.
 - 3. The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six (6) inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for positive drainage.
 - 4. All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review and approval.

18C-8. Clear Sight Distance for Landscaping and Screening

When an access way intersects with a public right-of-way, or when the subject property abutts the intersection of two or more public rights-of-way, all landscaping and screening within the triangular areas described below shall provide unobstructed cross-visibility at a level between two (2) and eight (8) feet in height. Trees may be planted inside the triangular areas, but shall be trimmed such that no limbs or foliage extend into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall not be located closer than three (3) feet from the edge of any access way pavement. The triangular areas referred to above are defined as follows:

- 1. The area of property on either side of an access way formed by the intersection of each side of the access way and the public right-of-way line. The two (2) sides of the triangle shall be ten (10) feet in length measured from the point of intersection and the third side (hypotenuse) being a line connecting the ends of these two sides.

2. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way. The two (2) sides of the triangle shall be formed by the street rights-of-way lines for a length of forty (40) feet back from their intersection and the third side being a line connecting the ends of these two sides.

18C-9. Landscape Plan

A landscape plan shall be required whenever landscaping or alteration of landscaping is required by this ordinance. Such landscape plans shall be drawn in conformance with the requirements specified in this chapter. Landscape plans shall be approved by the Planning Commission prior to the issuance of a building permit.

All Landscape plans submitted for approval shall contain the following information, unless specifically waived by the Planning Commission.

- A. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and playground equipment, all recreational facilities, and other freestanding structural features deemed necessary to accurately portray existing and proposed site characteristics.
- B. The location, quantity, size and name (both botanical and common names) of all proposed plant material. Plant symbols representing trees and shrubs shall be shown on the plan at seventy-five (75) percent of mature size.
- C. The location, size and common names of all existing plant material (including trees and other plants in the parkway) and whether they are to be retained or removed.
- D. The location of existing buildings, structures, and trees on adjacent property within twenty (20) feet of the site. Where adjacent trees are growing in native or natural clumps or groves such that showing individual tree locations is impractical, canopy outlines are acceptable.
- E. Existing and proposed grading of the site, indicating contours at a minimum of two (2) foot intervals. Show any walls or retaining structures proposed, along with their respective elevations. Proposed earth beaming shall be indicated using one (1) foot contour intervals.
- F. Water efficient irrigation system (separate plan required). This system shall indicate the locations and types of all equipment, including sprinkler heads, control valves, quick-coupling valves, backflow prevention devices, time clock or controller, lateral lines, and main lines.
- G. Summary data table indicating the area of the site in the following classifications:
 1. Total area of the site
 2. Total area and percentage of the site in landscape area
 3. Total area and percentage of the site in turf grass.